



**Hallam Crescent East, Leicester LE3 1FF**



**welcome to**

## **Hallam Crescent East, Leicester**

A three bedroom semi-detached property with triple glazing and central heating. The property comprises of two reception rooms, a fitted kitchen, three bedrooms and a family bathroom. To the front of the property is off road parking. To the rear can be found a good sized garden with a shed.



### **Entrance Hall**

Door to the front, under stairs cupboard and storage cupboard.

### **Lounge**

13' 1" x 12' 1" ( 3.99m x 3.68m )

Triple glazed french doors leading to the rear garden, fire place and radiator.

### **Reception Room Two**

12' 7" x 11' 1" ( 3.84m x 3.38m )

Triple glazed window to the front an radiator.

### **Kitchen**

8' 10" x 6' 11" ( 2.69m x 2.11m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob and extractor fan. Triple glazed window to the rear

### **First Floor Landing**

Triple glazed window to the side and stairs rising from the ground floor

### **Bedroom One**

13' 1" x 11' 1" ( 3.99m x 3.38m )

Triple glazed window to the rear and radiator

### **Bedroom Two**

10' 2" x 10' ( 3.10m x 3.05m )

Triple glazed window to the front and radiator

### **Bedroom Three**

8' 11" x 7' 11" ( 2.72m x 2.41m )

Triple glazed window to the front and radiator

### **Bathroom**

Triple glazed window to the rear, window to the side, bath with shower over, WC, hand wash basin and towel radiator

### **Front & Rear Of Property**

To the front of the property is a driveway providing off road parking. To the rear can be found a good sized garden with a shed



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## **Hallam Crescent East, Leicester**

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119056 - 0004

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